

BK 7257PG063

TRANSFER
TAX
PAID

63-46

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)
003819

Ruth Anne Gagnon, whose mailing address is 89 Drummond Avenue, Waterville, Maine 04901 for consideration paid, grant to **William M. Brackett** and **Michelle L. Brackett**, whose mailing address is 241 Townhouse Road, Chelsea, Maine 04330 as joint tenants with Warranty Covenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Drummond Avenue seventy (70) feet northerly from the intersection of said easterly line of Drummond Avenue and the northerly line of Park Avenue; thence northerly in said easterly line of Drummond Avenue seventy (70) feet; thence easterly at right angles one hundred (100) feet; thence southerly in a line parallel with said easterly line of Drummond Avenue fifty-nine and twenty-five hundredths (59.25) feet (survey done by K & K Land Surveyors, Inc. dated October, 1990, entitled "Plan of Property of Real V. & Donna S. Proulx, 89 Drummond Ave., Waterville, Maine" shows this line to be 61.84') to the northeast corner of lot conveyed by Donat Lefebvre to Alfonso Aucella et al; thence westerly in the northerly line of land sold to the said Aucella one hundred (100) feet (said survey shows this line to be 100.33'), more or less to the point of beginning.

Meaning and intending to convey property labeled "Property of Real V. & Donna S. Proulx, Book 1904-Pg. 108" as shown on a plan entitled "Plan of Property of Real V. & Donna S. Proulx, 89 Drummond Ave., Waterville, Maine", by K & K Land Surveyors, Inc., dated October, 1990.

BEING the same premises conveyed by Real V. Proulx and Donna S. Proulx to Ruth Anne Gagnon by deed dated October 31, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3826, Page 96.

The above premises are subject to a Certificate of Variance by the City of Waterville Board of Zoning Appeals to Real and Donna Proulx dated October 24, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3826, Page 95.

Witness my hand and seal this 31ST day of January, 2003

[Signature]
Witness

[Signature]
Ruth Anne Gagnon

William & Michelle Brackett
(2) 89 Drummond Ave
Waterville, ME 04901

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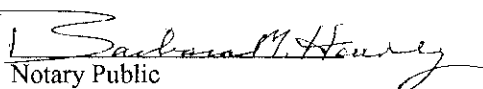
State of Maine

Kennebec, ss.

Jan. 31, 2003

Personally appeared the above named Ruth Anne Gagnon and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

BARBARA M. HARVEY
Notary Public, Maine

(My Commission Expires August 9, 2008)

Printed Name

My Com. Exp.: _____

RECEIVED KENNEBEC SS.

2003 FEB -3 AM 10:32

ATTEST: 
REGISTER OF DEEDS